



REGULAR MEETING OF THE CITY COUNCIL AND THE CITY COUNCIL SITTING AS THE REDEVELOPMENT AGENCY

REGULAR CC/RDA MEETING
Council Chambers in City Administrative Services Building
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

WEDNESDAY, AUGUST 27, 2003

Study Session - 3:00 p.m.
Regular Meeting - 6:30 p.m.
(Or As Soon Thereafter as the Meeting May be Commenced)

Copies of each current agenda will be available in the City Hall Lobby Thursday afternoon prior to the scheduled Council meeting. A copy of the complete agenda book is also available for public review in the City Hall Lobby on that same schedule. If you have any additional questions or need further information on any of the following items, please contact the Deputy City Clerk at 770-0322 between the hours of 7:00 a.m. and 6:00 p.m. Monday through Thursday. PLEASE REMEMBER THAT CITY HALL IS CLOSED EVERY FRIDAY.

3:00 P.M.- STUDY SESSION

1. Presentation of Draft Strategy for Dream Homes' Advancement Revitalization Strategy & Modernization Program (DHARMA).
2. Report Regarding the Future of the Architectural Review Committee.
3. Report to the City Council on the Feasibility of Removing Selected Traffic Signals.
4. Landon Agency Report Regarding Pickford Theater Marketing Program.
(Report for this Item will be Included in the Agenda Packet Under Separate Cover).
5. Discussion of Quimby Park and Development Impact Fees. **(Report for this Item will be Included in the Agenda Packet Under Separate Cover).**
6. Review of August 27, 2003, City Council/Redevelopment Agency Board Agendas.
7. City Council/Staff Reports and Inquiries of New or Ongoing Projects.
8. Closed Session Urgency Items.

CC/RDA MEETING: **CLOSED SESSION**

1. CONFERENCE WITH LEGAL COUNSEL REGARDING POTENTIAL LITIGATION pursuant to Government Code Section 54956.9, Subd. (c).
Number of Potential Cases: 1

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2. CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING LITIGATION pursuant to Government Code Section 54956.9, Subd. (a)
Case Name: Cindy Samu v. City of Cathedral City, Superior Court of California
Case No.: INC 025839
3. CONFERENCE WITH LABOR NEGOTIATOR pursuant to Government Code Section 54957.6
Agency Negotiator: Donald Bradley, City Manager
Unrepresented Employees: All non-represented employees named in the current Cathedral City non-represented salary schedule
4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8
Property Location: West of the West Cathedral Canyon Storm Channel, South of East Palm Canyon Drive APN # 687-040-047 (portion of parcel)
Negotiating Parties: Redevelopment Agency and Coldwell Banker Commercial, Eadie Adams Realty
Property Owner: Charis International Convention Recreation Center
Under Negotiation: Acquisition of Property
5. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: East of Van Fleet Avenue, South of East Palm Canyon Drive, West of Date Palm Drive, Northeast of East Cathedral Canyon Channel and North of "D" Street. APN #'s 687-207-005, 687-221-002, 687-223-016, 687-223-018, 687-225-004, 687-225-006, 687-225-008, 687-221-005; 687-221-006; and 687-225-016.
Negotiating Parties: Redevelopment Agency and BCN Developments, LLC
Property Owners: Martin Sousa, et al, Francine Dickson, et al, Jorge & Maria Sanchez, Danroy Corporation, Sam & Vikki Stickles, and Ezequiel Escobar, et al.
Under Negotiation: Acquisition/Disposition of Property
6. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: East of Van Fleet Avenue, South of East Palm Canyon Drive, West of Date Palm Drive, Northeast of East Cathedral Canyon Channel and North of "D" Street. APN #'s 687-222-004, and 687-224-002.
Negotiating Parties: Redevelopment Agency and Tenants
Property Owners: Cathedral City Boxing Club, Palm Springs Glass, SK Beldon and Bob Doremus
Under Negotiation: Acquisition/Disposition of Property
7. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: South Panorama Area: APN Nos. 678-030-061-063, 065, 067, 069; 678-060-001; 678-060-049; 678-060-050; 678-060-002-003,004,005; 678-060-052;678-060-051;678-060-053

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- Negotiating Parties: Redevelopment Agency & Property Owners
Property Owners: Norgaard & Durhack; Peter and Sheila Zarenejad; Barbara, Clyde Trust; Vincent and Karen Pirozzi; Betty, Dworet Trust; Allan and Ellen Staller; Vincent and Karen Pirozzi; and Elaine and Donald Crowley
Under Negotiation: Property Acquisition
8. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: Whitewater Neighborhood: 680-393-006; 680-393-005; 680-393-004; 680-393-003; 680-393-002; 680-393-001; 680-404-001-0002, 003, 004, 005, 006, 007, 008, 009, 010; 680-393-010; 680-393-009; 680-393-008; 680-393-007; 680-394-004; 680-394-003; 680-394-002; 680-394-001; 680-405-001-002, 003, 004; 680-405-008; 680-405-009
Negotiating Parties: Redevelopment Agency & Property Owners
Property Owners: Grimshaw Sales and Distribution; Clare Stratton; Emerson & Evelyn, Virginia Vaughn; Donald & Byers, Lillian Dempsey; Matthew Millen; Raymond and Randy Purnel; Robert Jacobs; Ernest & Hamby, Patricia Pearson; Gerardo Velasco; Ester Hoffman; Peter Zarenejad; Jose Torres; Helen Gallucci; Yolanda Villegas; Coachella Valley Water District; Newport Homes; Jesus Razura; Floyd Vail; Dario Cancino; Ricardo and Katherine Aguilar; and Sandeep & Khullar, Sonia
Under Negotiation: Property Acquisition
9. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: Vacant Lots on Desert Primrose Trail
APN #'s 677-441-011 and 677-441-012
Negotiating Parties: Redevelopment Agency & Joseph C. Kwasny
Property Owner: Joseph C. Kwasny
Under Negotiation: Acquisition of Property
10. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: 67110 Mission Drive
APN # 677-382-007
Negotiating Parties: City of Cathedral City Redevelopment Agency & Ruben Sanchez
Property Owner: Ruben Sanchez
Under Negotiation: Acquisition of Property
11. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: 68-780 First Street and Monty Hall
APN # 687-201-003
Negotiating Parties: Redevelopment Agency & Aaron and Rebecca Safirstein
Property Owner: Aaron & Rebecca Safirstein
Under Negotiation: Acquisition of Property

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MINUTES - Approval/Correction of Minutes from the Regularly Scheduled City Council/RDA Board Meeting Held on Wednesday August 13, 2003.

PRESENTATION AND PROCLAMATIONS

- r Plaques of Appreciation for Valerie Wagner and Diane Hines Former Members of the Streets and Transportation Commission now Appointed to the Parks and Recreation Commission
- r Proclamation of the City Council Designating September as "Employment Month" in the County of Riverside.

CONSENT AGENDA

- 1. Proposed Resolution of the City Council for the City of Cathedral City Supporting the College of the Desert's Efforts to place a Bond Measure on the Ballot.
- 2. Proposed Resolution of the City Council of the City of Cathedral City Fixing the Employer's Contribution for Employees Under the Public Employee's Medical and Hospital Care Act.
- 3. Approved Proposed Resolution Supporting Improved Air Quality Through the Procurement of Low Emission Vehicles.

PUBLIC HEARINGS

- 4. Zoning Ordinance Amendment 03-317, An Amendment to the Zoning Ordinance to Allow Residential Lots to be used for Parking Purposes when Said Lot is Adjacent to a Commercially Zoned Lot that has Frontage on Ramon Road.
- 5. General Plan Amendment 03-79 and Change of Zone 03-105- A Request to Change the General Plan Designation from RM (Medium Density Residential- 10 Units Per Acre) to RH (High Density Residential -20 Units Per Acre) and the Zoning Designation from R-2 (Multi-Family Residential), to R-3 (Multi-Family Residential), for Approximate 13 Acres of Land on the North Side of Corral Road, and on the East Side of Cathedral Canyon Drive).

LEGISLATIVE ACTIONS

- 6. Approval of Final Subdivision Map for Tract No. 28561: Rio Del Sol Development: Located South of Intersection of Gerald Ford and Plumley (DME LLC and RDS Villages LLC, Subdivider(s)).
- 7. Approval of Mobile Source Air Pollution Reduction Review Committee (MSRC)/City of Cathedral City Reimbursement Agreement AB 2766/MS03031 for Coachella Valley Particulate Matter Reduction for Ventura Road/Morongo Creek Channel Blow Sand Reduction Improvements.
- 8. First Amended Disposition and Development Agreement (DDA) with Mercy Housing, California (Tierra Del Sol).

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9. Authorization to Accept Lowest Qualified Bid and to Contract for Plans, Specifications and Estimates (PS & E) for Sewer Design and Engineering for the Area Around Ocotillo Road and Via De Anza in the Southeast Corner of the Whitewater Neighborhood.

COUNCIL REPORTS ON CITIZEN INQUIRIES AND CONCERNS

ADJOURNMENT:

The next regularly scheduled City Council /Redevelopment Agency Board meeting will be held on **September 24, 2003, at 3:00 p.m. for Study Session and 6:30 p.m. for Evening Session.**

This Agenda is also available for viewing on the City's Web Site. The Web Site address is www.cathedralcity.gov

Daryl Betancur, Deputy City Clerk
City of Cathedral City